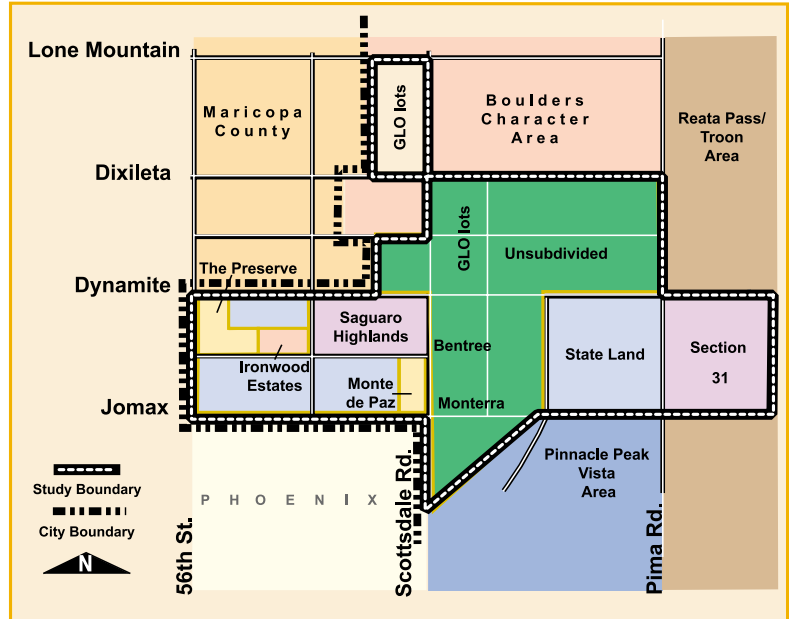


DESERT FOOTHILLS CHARACTER AREA

General Description of the Area:

The area is generally bounded by Dixileta Road on the north, 96th Street on the east, Jomax Road on the south, and the city boundary on the west. One additional portion is primarily bordered by Ashler Hills, Scottsdale Road, Dixileta, and 68th Street. Most of the area to the west is in unincorporated county jurisdiction, although south of Dynamite Boulevard it does abut areas within the City of Phoenix.



Overview of the Area:

The area is a fairly flat but a well vegetated portion of the upper Sonoran Desert. Many of the parcels within the area were created by the Government Land Office (GLO) in the 1930's and 1940's. Given the predominantly fractured land ownership pattern, there are very few subdivisions and no mixed use master planned developments .



Character Features and Elements:

A series of generally parallel washes cross the area from the northeast to the southwest, with the largest wash being the Rawhide Wash. The buildings within the area are virtually only custom, single family homes. The character of these is diverse with Pueblo, Mediterranean, Western Ranch, Contemporary, and other styles all in evidence. The Pueblo character has been growing in significance among newer homes in the eastern and northern portions of the area. Most buildings are single story in height, and equestrian facilities are fairly common. Landscaping is almost exclusively of native and desert materials. Perimeter walls are rare and streets typically do not have sidewalks or street lights.



How This Area Fits into Community:

This is one of the least dense areas in the city with little or no diversity of land uses. It generally is surrounded by more dense and diverse areas which provide the services needed and used by residents of the area. Recently, this area had become a major focal point for equestrian uses. Within the area are a number of major crossroads of regional street corridors which carry traffic through the area to other parts of the valley.